



An
Bord
Pleanála

Board Direction
BD-005460-20
ABP-305497-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the provisions of the 'Quality Housing for Sustainable Communities-Best Practice Guidelines', Department of the Environment, Heritage and Local Government, in particular Table 5.1, it was considered that the design of the proposed dwellings provides insufficient aggregate living space and would therefore be a substandard form of accommodation. The proposed dwellings would be seriously injurious to the amenity of the future occupants and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/03/2020

Michelle Fagan

Note 1: In deciding not to accept the Inspector's recommended reason number 2 for refusal the board had regard to the zoning objectives for the site, the pattern of development in the area, the nature of the road network in the vicinity, the scale of the existing structure on the site, and the proposed site layout and set back from the

road of the entrance, and considered that the proposed development would not constitute haphazard piecemeal development, would integrate with its site context and the surrounding area. Furthermore, the Board considered that the proposed location of a new access point onto the public road network would not result in an unacceptable loss of public open space or trees, and that the built form of the terrace group and its layout would be in accordance with the zoning objectives for the site.

Note 2: : In deciding not to accept the Inspector's recommended reason number 3 for refusal the board had regard to the pattern of development in the area, the proposed access and parking layout on the site, and the setback distance to the site entrance from the road, and considered that the proposed development would accommodate adequate car parking spaces, loading areas and in curtilage turning space, and would not result in on-street parking nor endanger public safety by reason of traffic hazard and obstruction of road users.

Please attach a copy of the Board Direction with the Boards Order.